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Rec'd for Record Aug 19 1981 ³¹ "EXHIBIT NO. 2"
AGREEMENT OF ASSUMPTION, MODIFICATION AND RELEASE

THIS AGREEMENT, made this 31st day of July, 1981,
 by and between the FIRST NATIONAL BANK OF MARYLAND, a banking
 association organized under the laws of the United States
 (hereinafter called the "Bank"), John L. Bruin and Barbara
 R. Bruin of
 Greenville, South Carolina, State of ~~Maxxxxx~~ (hereinafter called
 the "Sellers"), and Philip W. Jones and Suzanne M. Jones
 of Frederick
 State of Maryland (hereinafter called the "Buyers").

WHEREAS, under the date of July 31, 1979, Sellers
 executed and delivered unto the Bank a Mortgage Note for
 the principal sum of---Forty Thousand and 00/100-----
 (\$ 40,000.00), together with interest thereon at the rate of
 ten percent (10 %) per annum, payable in equal
 monthly installments of principal and interest of Three hundred
 Eighty Six and 01/100 ----- (\$ 386.01)
 and also executed and delivered to Francis Scott Key Bank and
 Trust Company, a Mortgage of even date there-
 with to secure the repayment of said Note and indebtedness,
 which Mortgage covers property situate in the
 Election District of Frederick County, State of Maryland,
 and described as follows:

107 E. Third Street and more fully described as Parcel #1 in mortgage dated
 July 31, 1979 and recorded in Liber 1090, Folio 777 on the land records of
 Frederick County, Maryland.

RECD FEE 25.00

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WHEREAS, Sellers have sold and conveyed or are about to
 sell and convey the aforesaid property unto Buyers, upon the
 condition that the Buyers shall assume payment of the balance
 due on said Note and agree to perform all of the covenants and
 conditions of said Note and Mortgage ; and

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Exhibit 2

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 F03/19/91